

District Plan – Submission on Proposed Plan Change to the Mackenzie District Plan

Plan Change 28 Historic Heritage

Details of Applicant:

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History: I have holidayed and helped at working bees in Burkes Pass for over 40 years and have appreciated the unique charm of this, so far unspoiled, historic area.

Date 21st Jan 2025

Submission

My submission relates to the historic heritage in the Burkes Pass area.

- That the heritage overlay for Te Kopi-o-Opihi / Burkes Pass be reinstated as per Richard Knott Ltd's Historic Heritage Assessment, 4th July 2024 (see Appendix below). The reduced overlay presented as final, with removal of building guidelines, has very little protections for maintaining the character of the area.
- That building guidelines such as scale, roof shape, colour, orientation and visibility of entrances should be reintroduced within the overlay appropriate to maintaining the historic nature of the township.
- Regulations should be in place so that no buildings compromise the view of the heritage item from the road or have inappropriate buildings or alterations within the heritage overlay.
- The status quo for developers to do whatever they like in the area, as is the case at present and with the reduced overlay, is not acceptable.

- We need to be proactive about future development, which will happen, and ensure the uniqueness of this area is preserved for future generations, tourists and the prosperity of the region.

Submission Detail

The Mackenzie District has a unique opportunity to follow Central Otago's example of protecting and promoting the historic village of Burkes Pass. At present there hasn't been a huge amount of development so now is a good time to introduce some protections before it is too late. Central Otago locals and developers have benefited financially from the few rules brought in to retain the character of their historic areas. Tourism is thriving and property values have risen.

The Mackenzie council needs to follow the advice of the heritage expert, Richard Knott, who was brought in to give an impartial and constructive view on what should be put in place. Unfortunately, the Mackenzie Council has puzzlingly ignored this advice and listened to 2 people who objected on their submissions (with no reasons given) and ignored the 12 people who supported the heritage expert's advice.

The watered-down version of the overlay with no building guidelines only maintains the status quo and gives developers control rather than the council looking out for what is good for the New Zealand community as a whole. However, these same developers could actually benefit financially from the few protections that could be put in place to retain a desirable area.

I support what has been presented by the Burkes Pass Heritage Trust as improvements to the heritage protections and do not support the watered-down version of the heritage overlay and guidelines that strangely got changed by the council with no mandate to do so.

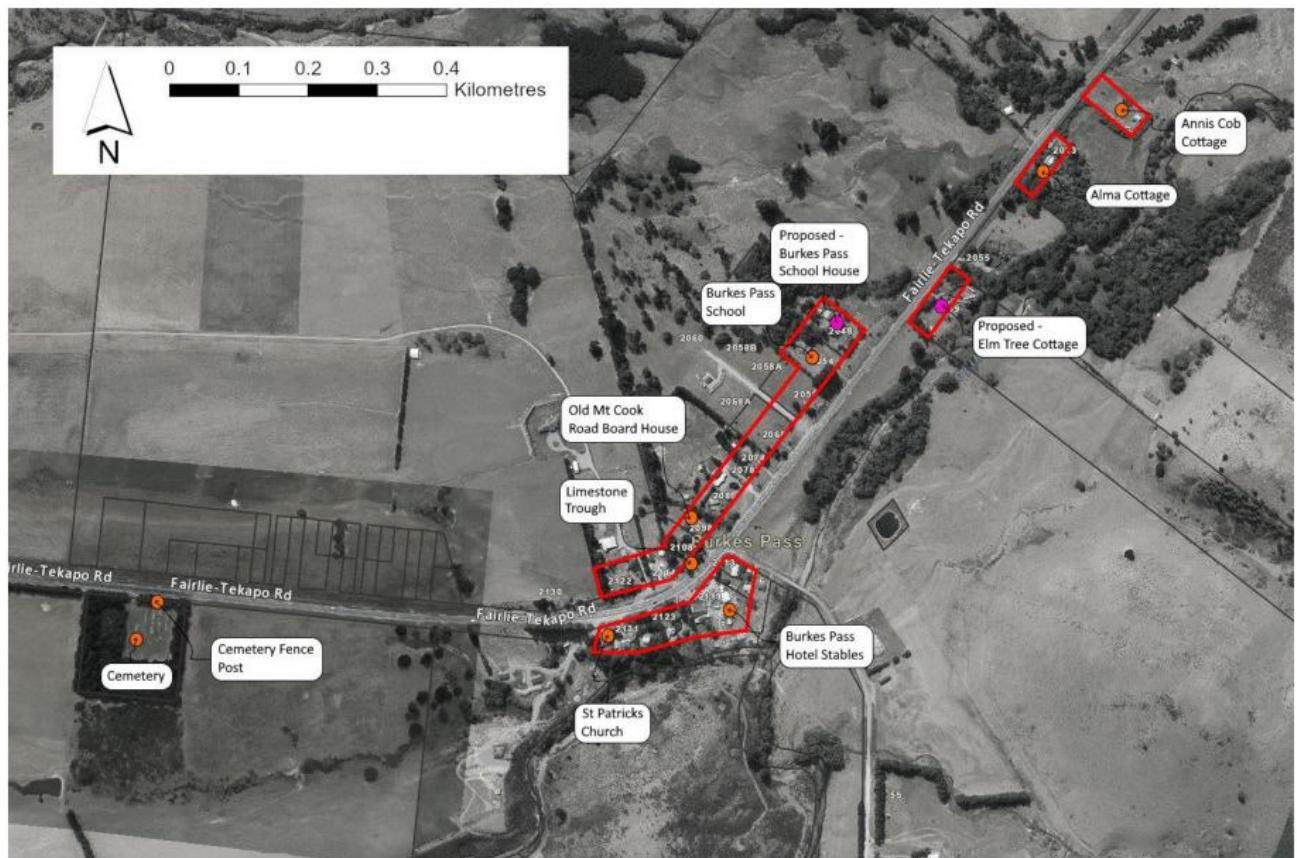
Main Points

- Increase the heritage overlay to include frontages of heritage buildings and have a corridor along the road in the main village area where all new builds are in keeping with the character of the area.
- Prevent new builds from blocking views of character heritage buildings with at least a 5m space between them as well as fencing that allows views of the heritage buildings.
- Have a few basic building conditions in place to encourage appropriate architecture that will fit in with the historic nature of the area (see original building rules from Richard Knott).

Appendices:

Overlay from Richard Knott Historic Heritage Assessment 4th July 2024:

Appendix 2 – Boundary Map – Proposed Burkes Pass Heritage Overlay



The current reduced overlay:

This gives very few protections for the historic parts of Burkes Pass.



Original building rules proposed by Richard Knott:

The following rules are proposed to manage building location and appearance within the Burkes Pass Heritage Overlay:

- increase the side yard setbacks to 5m (from 3.5m) to retain the visibility of the existing buildings and the open space between buildings;
- manage fences on the SH8 road boundary frontage to be a max if 1.4m high and 50% visual permeability;

- control length of buildings to manage the scale of buildings - max 20m building length for the façade facing SH8, without modulation;
- apply design standards for buildings in the area;
- to have a pitched roof (except for accessory buildings and extensions to existing buildings which do not currently have pitched roofs);
- be painted the Resene heritage colour palette colours, or a colour indiscernible from those colours;
- require new buildings to be orientated towards SH8 (not applicable to existing buildings);
- require the main building entrance for new buildings to face towards and be visible from SH8 (except for accessory buildings).

Protection of historic heritage is a requirement of national importance under the Resource Management Act s6.

I realise this submission may be made public.

I do not wish to be heard in support of my submission.

Caroline Thomson

21/1/25